

STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014

RECEIVE

APR 18 2003

Case No. 5350

Date Filed 4/14/03

Hearing Date

Receipt

Fee \$50.00

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code

Administrative Decision/Interpretation

Special Exception

Use Variance

Change/Extension of Non-Conforming Use

☒ Minor Area Variance

Area Variance

Variance from Requirements of the Code

Zoning Map/Drafting Correction

CASE 5350 MAP 49 TYPE Variance

ELECTION DISTRICT 3 LOCATION 611 Mauser Drive, Bel Air, Md. 21015

BY Kerry Quarto (Universal Energy Corp. 6401 Golden Triangle Drive, Greenbelt, Md. 20770)

Appealed because a variance pursuant to Section 267-36B, Table V of the Harford County Code to allow a sunroom addition within the required 40 foot rear yard setback (proposed 34 foot) in a R2 District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name Kerry Quarto Phone Number 410-393-0818

Address 611 Mauser Dr. Bel Air md 21015
Street Number Street City State Zip Code

Co-Applicant Universal Energy Corp. Phone Number 301-220-1616

Address 6401 Golden Triangle Dr. Greenbelt md 20770
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Hearing: 6/11/03

Land Description

Address and Location of Property 611 Monroe Dr. Bel Air Md 21015

Subdivision Green Ridge II Lot Number 317

Acreage/Lot Size 12.900 A Election District 3 Zoning R2

Tax Map No. 49 Grid No. 1F Parcel B40 Water/Sewer: Private _____ Public ✓✓

List ALL structures on property and current use: SFD w/ Porch on Front (used as intended) SHOE
(used for storage) - driveway

Estimated time required to present case: 30 mins.

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No ✓

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No ✓

Is this request within one (1) mile of any incorporated town limits? Yes _____ No ✓

Request

Request a variance of 6' to meet the required 40' minimum
setback for additions.

Justification

Every other "side" of the house is even closer to setbacks. This side of
house is furthest from property lines - setbacks. Also, this is only ex. space
that could lead to sunroom. If room was shortened to meet setback, only 6'
room would result. This would be insufficient due to fact that need
for sunroom is an increase of living space.

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)



This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or refinancing. This plat is not to be relied upon for the establishment or location of fences, garages, buildings, dwellings or other existing or future improvements nor does this plat purport to reflect setbacks or other distances with any specific level of accuracy. This plat does not provide for the accurate identification of a property boundary line, but such identification may not be required for the transfer of title or securing financing or refinancing. The approximate location of the dwelling is shown in relation to the apparent property lines for the property known as _____.

611 Mauser Drive
Harford County, Maryland

Nathan L Matthews
12/18/02

Rurton Design Corporation

8422 Bellona Lane

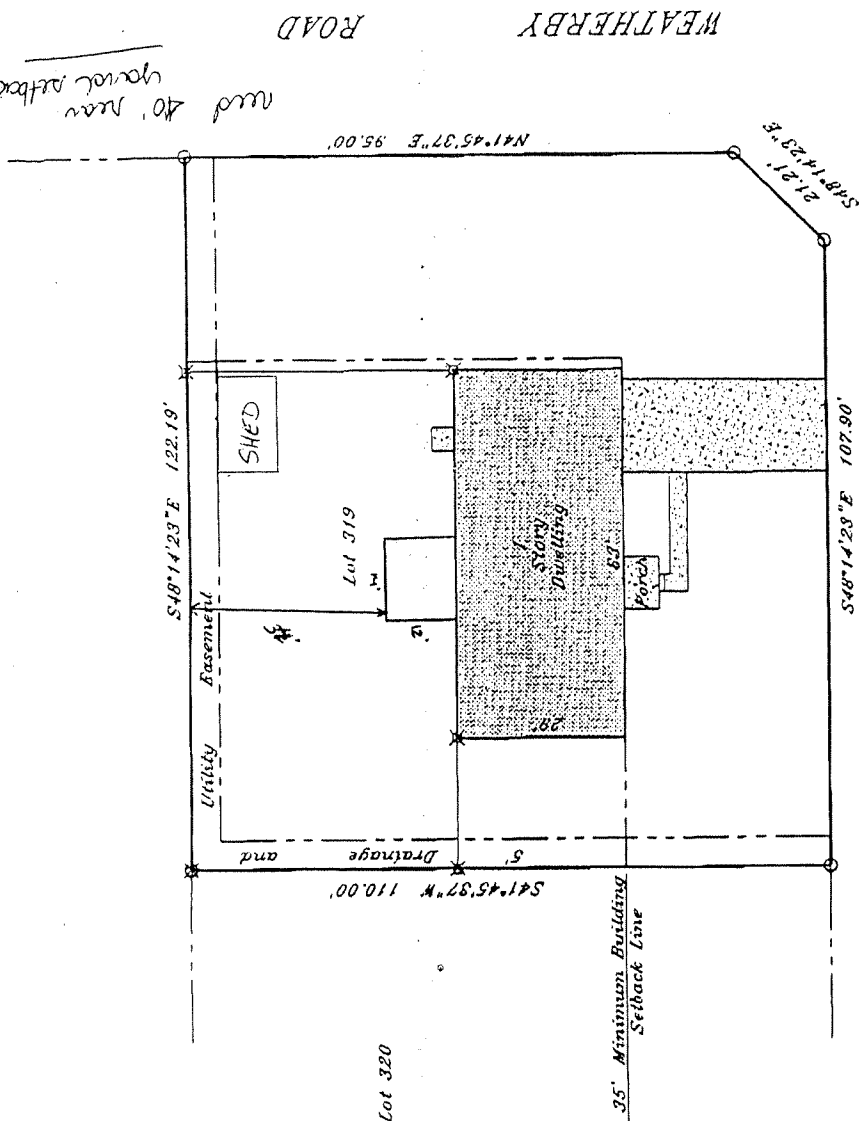
Suite 300

Towson, Maryland 21204

410-823-5000

410-823-0115 fax

www.ruxtondesign.com



MAUSER DRIVE

Dwelling lies in Flood Zone C



UNIVERSAL ENERGY CORPORATION

Corporate Office
6401 Golden Triangle Drive, Ste. 320
Greenbelt, MD 20770
(301) 220-1616 • Fax: (301) 220-0214
1-888-717-7666

SUNROOM DIVISION

NARI
M.H.I.C. License #33949
D.C. License #229366
V.A. License #057387
Bonded, Licensed, Insured

☒ In Home Sale _____ Customer's Initials _____ ☐ Showroom Sale _____ Customer's Initials _____

Date: 11/23/02
Name: Kerry & Cindy Quarto Phone Numbers: _____
Address: 611 Mauser Dr Home: 410 893 0848
City: Bel Air State: MD Zip: 2105 Work: 410 350 2691
We Hereby Submit Specifications And Estimates For: • **Descriptions of work to be done** • Voice - mail @ work
(Only Check Purchase Items)

YEAR HOME BUILT	PLEASE MARK ALL SIZES	PROJ.	WIDTH	HGT.	COLOR
<u>1980</u>	<input type="checkbox"/>				
TEARDOWN OPTIONS	PLYWOOD & INSULATE				ROOF WHITE
RAILING <u>X</u> ft.	TEMO FLOOR	<u>12</u>	<u>14</u>	<u>18"</u>	FASCIA/TRIM: <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> SANDSTONE
DECK <u>X</u>	WOOD DECK				FRAME/TRIM: <input type="checkbox"/> WHITE <input checked="" type="checkbox"/> SANDSTONE
STEPS <u>N/A</u>	WALLS	<u>12</u>	<u>14</u>	<u>8</u>	KICK PLATE <input type="checkbox"/> EXTERIOR <input checked="" type="checkbox"/> INTERIOR
WALLS <u>N/A</u> ft.	ROOF	<u>13</u>	<u>16</u>		MICROBLINDS (color) <u>N/A</u> <input type="checkbox"/>
ROOF <u>X</u> sq. ft.	<input checked="" type="checkbox"/> DOOR	<u>slider</u>			SKYLIGHTS <u>N/A</u> no. <input type="checkbox"/>
EXISTING SLAB REMOVE <input type="checkbox"/>	<input type="checkbox"/> DOOR				BAY WINDOW <u>N/A</u> <input type="checkbox"/>
NEW WORK OPTIONS	INSWING				TOP TRANSOM <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
BREAK THRU	ROOF STYLE	<u>chalet</u>			BOTTOM TRANSOM <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
POUR NEW SLAB <u>N/A</u> X <u>A</u> ft.					CUSTOM TRANSOMS <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
FOOTING <u>N/A</u> ft.					
FINISH BACK WALL					
STEPS <u>N/A</u>					
2" WALL <input checked="" type="checkbox"/>	SCREENS ONLY <input type="checkbox"/> GLASS & SCREENS <input type="checkbox"/>				<u>6" x 6" posts, concrete</u>
3" WALL <input type="checkbox"/>	SCREENS ONLY <input type="checkbox"/> GLASS & SCREENS <input type="checkbox"/> DGO <input type="checkbox"/> VINYL <input type="checkbox"/>				<u>footers, color sandstone,</u>
OTHER WORK:					<u>1 6' slider 1 break-thru from dining room,</u>
					<u>French doors from house to room, complete electric</u>
					<u>package per Harford County Code ceiling fan beam, tempered</u>
					<u>HPG Small Glass lifetime warranty, All permits</u>

Lifetime Manufacturer Warranty (See Certificate) - 1 year labor and workmanship warranty.

WE PROPOSE hereby to furnish material and labor - complete in accordance with above specifications for the sum of: **\$ 24,450.00**

The following work shall be done by parties other than Universal Energy Corp. and is not part of this contract. Universal Energy Corp. is not responsible for carpeting or flooring.

33% Deposit Required On All Cash Orders. Checks Must Be Made Payable To: Universal Energy Corporation.

Total sale price of job: \$ 24,450 Deposit: \$ 245 Balance: \$ 24,205
Terms: 240 Monthly Payments of: \$ 245 Additional Info: _____

Buyer agrees to pay for job in full at time of construction completion.
Rejection of proposal: Universal reserves the right to cancel order if engineers decide the job sold will not afford proper installation.
Authorized Signature: _____ Date: _____

This contract constitutes full accord and agreement of the parties, and no other understanding, verbal or otherwise, shall be binding unless in writing, signed by both parties. This contract is subject to approval by an officer of the contractor and such approval must be made within 10 days from the date of the contract.

IN WITNESS WHEREOF Purchaser(s) each acknowledge receipt of a completed copy of this CONTRACT, AND ALL DISCLOSURES on the day and year first above written

Any holder of this consumer credit contract is subject to all claims and defense which the debtor could assert against seller of goods and services obtained pursuant hereto or with the proceeds hereof.

Recovery hereunder by the debtor shall not exceed amounts paid by the debtor hereunder.

APPROXIMATE STARTING DATE: 60-90 days APPROXIMATE COMPLETION DATE: 30 days from start

AGENT: Kirk Rynearson

ACCEPTED ON _____
BY _____
Authorized Signature

[Signature]
Purchaser
[Signature]
Purchaser

All home improvement contractors and sub-contractors must be licensed by the Home Improvement Commission. Anyone may inquire to the Commission at (410) 333-6309.

"YOU THE BUYER, MAY CANCEL THIS TRANSACTION ANYTIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE THE SEPERATE NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT."

☒ Does apply ☐ Doesn't apply. This home improvement contract creates a mortgage or lien against your property to secure payment and may cause a loss of your property if you fail to pay the amount agreed upon. You have the right to consult an attorney. You have the right to rescind this contract within 3 business days after the date you signed it by notifying the contractor in writing that you are rescinding the contract.

I have read and understand the foregoing paragraph(initials) _____

White Copy - Dealer

Yellow Copy - Dealer

Pink Copy - Customer